148.0	0001	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,900 /	767,900
					USE VALUE:	767,900 /	767,900
					ASSESSED:	767,900 /	767,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		APPLETON PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	24 APPLETON PLACE LLC
Owner 2:	
Owner 3:	
Street 1:	20 HUTCHINSON RD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	GOGUEN FRANK J/TRACEY COREY -
Owner 2:	GOGUEN LIONEL -
Street 1:	7 SEMINOLE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as Two Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 2000 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5675.000	354,700		413,200	767,900
Total Card	0.130	354,700		413,200	767,900
Total Parcel	0.130	354,700		413,200	767,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.95 | /Parcel: 383.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 97040

GIS Ref

GIS Ref

Insp Date 05/13/09

!11534!

PREVIOUS ASSESSMENT

Parcel ID 148.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	354,700	0	5,675.	413,200	767,900		Year end	12/23/2021
2021	104	FV	343,500	0	5,675.	413,200	756,700		Year End Roll	12/10/2020
2020	104	FV	343,600	0	5,675.	413,200	756,800	756,800	Year End Roll	12/18/2019
2019	104	FV	276,300	0	5,675.	413,200	689,500	689,500	Year End Roll	1/3/2019
2018	104	FV	276,300	0	5,675.	277,400	553,700	553,700	Year End Roll	12/20/2017
2017	104	FV	276,300	0	5,675.	265,600	541,900	541,900	Year End Roll	1/3/2017
2016	104	FV	276,300	0	5,675.	242,000	518,300	518,300	Year End	1/4/2016
2015	104	FV	260,800	0	5,675.	194,800	455,600	455,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:40:53

LAST REV

Date	Time
11/16/09	09:03:01
hchinal	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11534

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOGUEN FRANK J	52794-179		5/18/2009	Family	99	No	No		
GOGUEN LIONEL	32169-55		12/22/2000	Family	1	No	No		
AUCELLO JOHN	27908-248		11/25/1997	Family	99	No	No		F

USER DEFINED

Prior Id # 1:	97040
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/1996	500		6,800					8 FT DORMER RT/SID

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2009	Measured	197	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5675		Sq. Ft.	Site		0	70.	1.04	11									413,176						413,200	

Total AC/HA:	0.13028	Total SF/SM:	5675	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	413,176	Spl Credit		Total:	413,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.17499995
Const Adj.:	0.99000001
Adj $ / SQ:	127.958
Other Features:	118250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435774
Depreciation:	81054
Depreciated Total:	354720

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	M
Totals			
2	8	4	

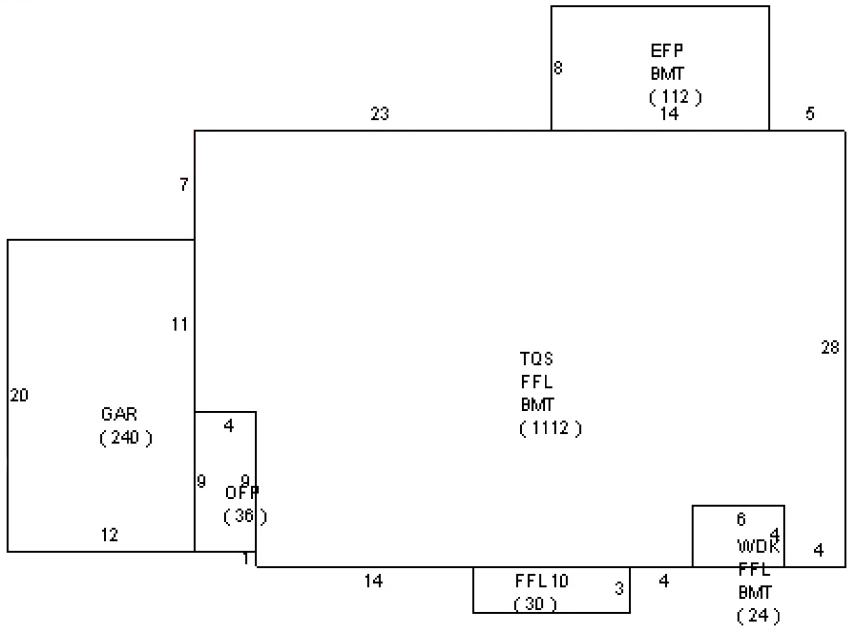
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	127.96
Special Features:	0	Val/Su Net:	96.91
Final Total:	354700	Val/Su SzAd	177.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,248	38.390	47,907
FFL	First Floor	1,166	127.960	149,198
TQS	3/4 Story	834	127.960	106,717
GAR	Garage	240	25.160	6,039
EFP	Enclos Porch	112	51.020	5,714
OFP	Open Porch	36	43.560	1,568
WDK	Deck	24	15.840	380
	Net Sketched Area:	3,660	Total:	317,523
Size Ad	2000	Gross Area	3938	FinArea 2000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc